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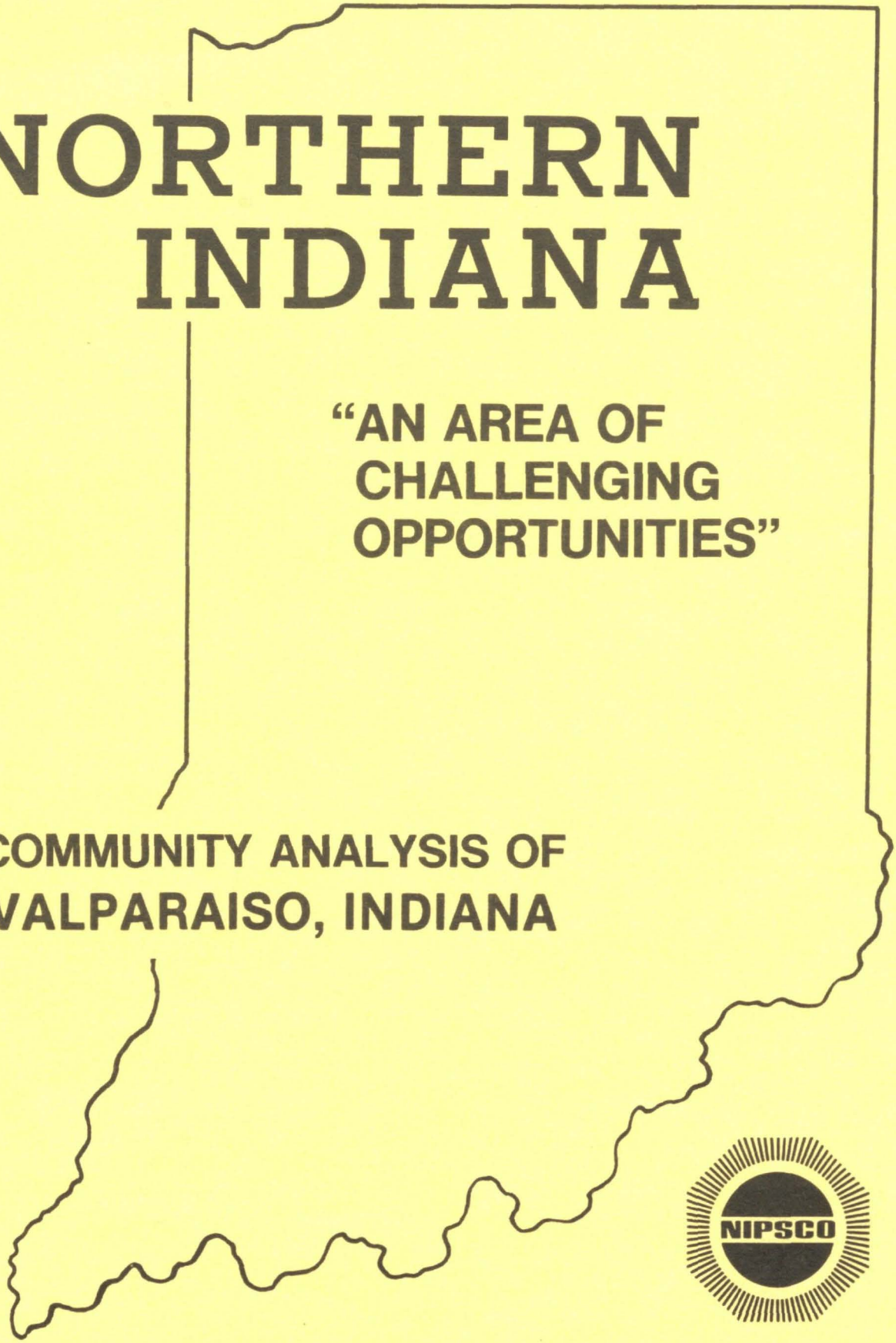
INDIANA COLLECTION
Valparaiso

FOR REFERENCE ONLY

NORTHERN INDIANA

"AN AREA OF CHALLENGING OPPORTUNITIES"

COMMUNITY ANALYSIS OF VALPARAISO, INDIANA



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For further information contact: Manager of Area Development / Northern Indiana Public Service Co. / Hammond, Indiana

COMMUNITY ANALYSIS OF VALPARAISO, PORTER COUNTY, INDIANA

LOCATION:

(Distance And Direction To Four Major Cities): CHICAGO, ILLINOIS (NW) 55 MILES; INDIANAPOLIS, INDIANA (S) 144 MILES; DETROIT, MICHIGAN (NE) 230 MILES; TOLEDO, OHIO (E) 170 MILES

POPULATION:

	City	County	Percentages Of City Population White	Non-White
1970 Census:	20,020	87,114	99.9%	0.1%
1980 Census:	22,247	119,816	97.7%	2.3%
1990 Projected Census:	25,000	149,200	97.0%	3.0

Standard Metropolitan Area (If Any): GARY-HAMMOND-EAST CHICAGO Population Retail Trading Area: 55,000

CLIMATE:

	Average Temp. Of	Month	Rain Inches	Month	Snow Inches	
Coldest Month:	JANUARY 20.1	Wettest Month: JUNE	4.08	JANUARY	10.7	No. Days Under 32°: 53
Hottest Month:	JULY 72.9	Driest Month: FEBRUARY	1.26	--	--	No. Days Over 90°: 8

Annual Average Temp.: 48.9 Annual Total Rain: 34.55 Annual Total Snow: 39.2 Degree Days Per Year: 6,246

Annual Average Clear Days: 73 Partly Cloudy: 100 Cloudy: 192 Elevation: 803

GOVERNMENT:

Form And Organization: MAYOR, CLERK-TREASURER, 7 COUNCILMEN Term of Office: 4 Yrs., Expires: 12-31-87

Incorporated Or Unincorporated: INCORPORATED Class (If Any): 3 Area Within City: 8.3 Square Miles

Annual Budget: $5.4 MILLION Primary Source(s) Of Revenue: 80% PROPERTY TAXES; 20% STATE TAXES

Streets: 97 MI Paved: 99 % Black Top (X) Cement (X) Street Lights: YES Type: HIGH PRESSURE SODIUM

Bonded Indebtedness: City: $ NONE (7-2-84) County: $ 3,883,500 (7-2-84) Other: *

Police Force: Regular: 35 Special: 17 Equipment: 42 SQUAD CARS, 2 MOTORCYCLES

Fire Dept.: Regular: 29 Volunteer: NONE Equipment: 11 PIECES OF FIRE EQUIPMENT

Average Annual Number Of Calls: 523 Fire Insurance Rating In Community: CLASS 6

Is City Covered By Zoning Ordinances? Yes (X) No ( ) Territory Covered: CITY

Zoning Plans: ZONING ORDINANCES Master Plan: Yes (X) No ( ) Annexation Plans: NONE

Sewerage Treatment Plant: Yes (X) No ( ) Capacity: 6,000,000 GPD Peak Flow: 13,000,000 GPD

Area Covered By Plant: ENTIRE CITY & US 30 INDUSTRIAL PARK Sewer Use Charge: YES Storm Sewers: YES

Is Garbage Pick-up Provided? YES - TWICE WEEKLY

TAXES:

Total Rate Within City: $9.19 Per $100 Valuation Yr. Payable: 1985 Assessed At: 33-1/3% True Value

Total Rate(s) For Surrounding Twp(s): CENTER TWP. - $6.14; WASHINGTON TWP. - $5.90 Per $100 Valuation

State Retail Sales Tax: 5 % State Gross Income Tax Or Adjusted Gross Income Tax: * *

Unemployment Compensation Rate: 1.3%-5.4% EXPERIENCE RATING Claimant's Benefits: $84-$141; 26 WEEKS MAXIMUM

Workmen's Compensation Rate: EMPLOYER'S LIABILITY Benefits: 66-2/3% OF WEEKLY WAGE; $166 MAXIMUM

Exemptions (Homestead--Veterans--Mortgage): $1,000 (INDIVIDUAL) Special Taxes: * * *

Exemptions (Industrial): $1,000 GROSS INCOME City Or Twp. Tax Rate Trend Last Five Years: * * * *

Corporate Franchise Tax: NONE Machinery, Equipment, Inventory Tax: PROPERTY TAX

Corporate Organization Fee: * * * * *

HOUSING: 7,852 HOUSING UNITS

Total Homes In Community: PER 1980 CENSUS Owner Occupied: 65 % Average Lot Size: 66' WIDE MINIMUM

New Units Constructed Last Three Years: Houses: 443 Cost/Sq. Ft.: $48-$59 Apartments: 35

Houses For Sale: 342 Price Range: $7,500-$400,000 Apartments For Sale: N/A Price Range: N/A

Houses For Rent: 15-20 AVG. Price Range: $150 - $550 Apartments For Rent: N/A Price Range: N/A

Name of Hotel(s): HOLIDAY INN Total Rooms: 115 Number of Motels: 8 Total Units: 200

PLUS ONE MOTEL UNDER CONSTRUCTION WITH 80 ROOMS

HEALTH AND WELFARE:

Name of Hospitals: PORTER MEMORIAL HOSPITAL Total Number of Beds: 375

Number of Doctors: 126 Number of Dentists: 30 Number of Ambulances Available: EMS 12

Number of Nursing Homes: 5 PLUS COUNTY HOMES Other Special Health Facilities: 5 MEDICAL CLINICS, 1 DENTAL LAB, 3 DENTAL CLINICS, PORTER-STARKE MENTAL HEALTH SERVICE; 1 EYE CLINIC

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PREPARED BY: NORTHERN INDIANA PUBLIC SERVICE COMPANY

EDUCATION:

No. Elementary Schools: 7 Total Enrollment: 2,414 Grades Included: KINDERGARTEN - 6
No. Middle Schools: 2 Total Enrollment: 1,293 Grades Included: 7 - 9
No. High Schools: 1 Total Enrollment: 1,273 Grades Included: 10 - 12
Total No. Of Teachers: 290 Pupil To Teacher Ratio: Elementary: 20 Middle: 20 High: 20
Certification Requirement Of Teachers: BACHELOR DEGREE-INDIANA LICENSE Cost Of Education Per Pupil: $ 2,200.00
No. Of Parochial Schools: 2 Total Enrollment: 498 Grades Included: KINDERGARTEN - 8
No. Of Private Schools: NONE Total Enrollment: -- Grades Included: --
Vocational Training Facilities: IVY TECHNICAL SCHOOL
College And Universities (Nearest)
Liberal Arts: VALPARAISO UNIVERSITY (INCLUDES SCHOOL OF NURSING), PURDUE NORTH CENTRAL CAMPUS
Engineering: VALPARAISO UNIVERSITY, VALPARAISO TECHNICAL INSTITUTE
Business Administration: VALPARAISO UNIVERSITY
Graduate Schools: VALPARAISO UNIVERSITY - LAW SCHOOL
Research Labs And Institutions: URSCHEL LABORATORY, MILLER LABORATORY, VALPARAISO TECHNICAL INSTITUTE

CIVIC AND RECREATIONAL:

Major Civic Organizations: JAYCEES, CHAMBER OF COMMERCE, ROTARY, KIWANIS, LIONS, EXCHANGE
No. Of Churches: Protestant: 24 Catholic: 1 Jewish: 1 Other: --
Main Cultural Attractions: VALPARAISO UNIVERSITY
Library(s) No. Volumes: Technical: 34,880 Total: 73,430 Parks: City: 14 State: DUNES - 16 MILES
Golf Courses: City: 2 Private: 1 Sports: High School: YES College: YES Prof.: CHICAGO
No. Nearby Lakes: 5 Rivers: 1 Bowling Alleys: 1 Theaters: 4 INDOOR

AREA RESOURCES: * * * * * *

Is Ample Supply Of Water Available? Yes (X) No ( ) Source: LAKES & WELLS Future Supply: ADDITIONAL WELLS
Is There A Water Pollution Ordinance? Yes (X) No ( ) Air Pollution Ordinance? Yes (X) No ( )
Mineral Resources: SAND, SILICA, MOULDING SAND, ZINC Agricultural And Forest Products: ALL FARM PRODUCTS
Average Annual Market Value Of Farm Products Sold In: PORTER County: $ 37,298,000 (1982)

LABOR MARKET:

	Present Employment Male	Female
Manufacturing	2,200	475
Non-manufacturing	1,800	1,700
Government	190	50
Labor Force Available	N/A	N/A

% Mfg. Workers In Union 43
Unemployment 12.2 % Labor Force
State Right To Work Law: Yes ( ) No (X)

Average Hourly Wage Rates: Male & Female

Skilled	$ 5.80	To $ 8.00	$	To $
Semi-skilled	$ 4.60	To $ 6.80	$	To $
Unskilled	$ 4.00	To $ 6.00	$	To $
Clerical	$ 5.24	To $ 5.86	$	To $

INDUSTRY:

Local Industries: Firm	Product	No. Of Employees Male	Female
MC GILL MANUFACTURING COMPANY, INC.	BEARINGS & ELEC. SPECIALTIES	483	262
URSCHEL LABORATORY, INC.	FOOD PROCESSING EQUIPMENT	145	34
OWENS CORNING FIBERGLASS	FIBERGLASS TANKS	61	10
INDIANA GENERAL FERRITE PRODUCTS	FERRITE POWER	46	8
I. G. TECHNOLOGIES	MAGNETS	218	59

Plant Openings Last Five Years: ROBERTSON TRANSFORMER; ACME FIREWORKS; GORE TUBE, INC.

Government Installations In Area: NONE

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INDUSTRIAL SITES AND BUILDINGS:

Sites Available: Deepwater: -- Riverfront: -- Airport: -- Highway: 7 Zones Sites: 11 Undeveloped Sites: 1,200 ACRES
Present Or Planned Industrial Park(s): 2 Total Acreage Of Park(s): 350 Available Acreage: 600 ACRES
Price Range Of Various Sites: $ 5,000 Per Acre To $ 25,000 & UP Per Acre
Site Data Available: Aerial Photos (X) Site Maps (X) Topographic Maps (X) Test Boring Reports ( )
Available Vacant Buildings (No. And Square Foot Size): AVAILABLE UPON REQUEST TO THE CHAMBER OF COMMERCE
Can Financing Of Industrial Building Be Arranged? YES On What Basis? LEASE OR LEASE/PURCHASE
Local Development Organization(s): VALPARAISO CHAMBER OF COMMERCE; VALPARAISO ECONOMIC DEVELOPMENT CORP.
Contact (Name, Address, Phone): VALPARAISO CHAMBER OF COMMERCE, 601 E. LINCOLNWAY, P.O. BOX 320, VALPARAISO, IN PHONE: (219) 462-1105; ECONOMIC DEVELOPMENT CORP. IS TEMPORARILY USING THE CHAMBER'S ADDRESS AND PHONE NUMBER

UTILITIES:

Electric Service By: NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( ) REMC ( )
Average Industrial Power Cost Per KWH: RATES ON REQUEST ¢ KWH Capacity: SYSTEM WIDE Peak: SYSTEM
Gas Service By: NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( )
Average Industrial Gas Rate Per Therm: RATES ON REQUEST ¢ BTU Content 1,000 Per/Cubic Foot
Is Gas Available For Industrial Space Heating? Yes (X) No ( ) Limitations If Any: NONE
Water Service By: VALPARAISO MUNICIPAL WATER UTILITY Private ( ) Municipal (X)
Pumping Capacity: 6,500,000 Gal./Day; Peak Demand: 4.5 MILLION Gal./Day; Source: LAKES & WELLS
Average Industrial Water Rate Per M/Gal./Mo.: RATES ON REQUEST ¢ Total Hardness (Parts/Million): 300 GRAINS
Telephone Company That Serves Area: GENERAL TELEPHONE COMPANY OF INDIANA
Average Delivered Price Of Coal/Ton For Industrial Use: $116.50 BTU Rating: 28,000,000/TON
Average Delivered Price Of Oil/Gal. For Industrial Use: .98 ¢ Grade: 2 BTU Rating: 154 M/GAL.

COMMUNICATIONS:

Newspaper(s): Daily: VALPARAISO VIDETTE-MESSENGER; POST-TRIBUNE Weekly: NONE
Circulation: (VIDETTE) 13,834; (POST) 7,622 Radio Stations: AM: WAKE, WNWI-VALPARAISO FM: WLIE-VALPARAISO
TV: VHF: 2,5,7,9,11-CHICAGO UHF: CHICAGO, S. BEND Outside Radio Received: CHICAGO, HAMMOND, MICHIGAN CITY, GARY
Outside Newspapers: GARY, CHICAGO, SOUTH BEND Outside TV: CHICAGO, SOUTH BEND, CABLE TV

TRANSPORTATION:

Highway Route Numbers: Toll Road: I-80 I-90 Interstate: I-65 U.S.: 30, 12, 20 State: 130, 2, 49
Distance To: Toll Road INDIANA-8 Miles; Interstate Route # I-65 14 Miles; U.S. # 12-20, 6 10, 6 Miles
State Highway Load Limits: 80,000 Lbs.; Truck Clearances, If Any: LOWEST IS 11-1/2 Feet
Rail Lines: NORFOLK SOUTHERN, AMTRAK, CONRAIL, GRAND TRUNK Distance To Main Line 0 Miles
Services Or Trips Daily: Freight: 39 Passenger: 4 Reciprocal Switching: Yes (X) No ( )
Truck: No. Of Lines: 13 No. Of Terminals: 3 Overnight Service To: MAJOR CITIES WITHIN 300 MILES
Airport: PORTER COUNTY MUNICIPAL Nearest Major Airport: MIDWAY-1 HR.; O'HARE-1-1/2 HRS.
Runway(s) Length: TWO-6,000' X 150' WIDE; ONE-1,800' X 50' WIDE Flights Per Day: 3 IN/3 OUT
Number Of No Flight Days: 365/YEAR
Is Charter Service Available? Yes (X) No ( ) Radar, Lights, Etc.: Yes (X) No ( ) I.L.S. AVAILABLE
Bus: Inter-City Lines: GREYHOUND, TRAILWAYS, TRI-STATE Intra-City Line: NONE
On Navigable Water? Yes ( ) No (X) If Yes, Channel Depth: --

FINANCIAL INSTITUTIONS:

Bank(s): FIRST NATIONAL BANK; NORTHERN INDIANA BANK & TRUST; INDIANA FEDERAL
Assets: (FNB) $150,000,000; (NIB&T) $250,000,000; (IF) $4,000,000 Prevailing Interest Rates: VARIES %
Savings And Loan Associations: CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION
Assets: $514,432,483 Prevailing Interest Rates: VARIES %

REMARKS:

* $65,000 - PARKING; $3,555,000 - SEWER; $615,000 - WATER; $2,500,000 - COMMUNITY SCHOOLS; $400,000 - PARK DISTRICT; $3,170,000 - PORTER CO. SPECIAL EDUCATION COOPERATIVE (INCLUDES VALPARAISO COMMUNITY SCHOOLS, PORTAGE TWP. SCHOOLS, DUNELAND SCHOOL CORP.); $1,125,000 - PUBLIC LIBRARY; $5,875,000 - SCHOOL BUILDING CORPORATION (7-2-84)

** CORPORATE GROSS INCOME TAX - 0.3125% - 1.25% OR ADJUSTED GROSS - 3%; SUPPLEMENTAL NET INCOME TAX - 4%

*** INTANGIBLE TAX (3.7¢ PER $20.00 VALUE)

**** TAX RATE TREND: (84) $8.65; (83) $7.96; (82) $7.83; (81) $7.41; (80) $7.20

***** FROM 2¢ DOWN TO .2 OF A CENT BASED UPON THE NUMBER OF SHARES AUTHORIZED - $36.00 MINIMUM INCLUDING CERTIFICATE; $15.00 FEE FOR FILING ANNUAL REPORTS

****** TWO-MILLION GALLON ADDITONAL STORAGE AVAILABLE IN SPRING OF 1985